



CHURCHILL VIEW



**12909 Churchill Ridge Circle, #4
GERMANTOWN, MD 20874**

[CLICK HERE FOR A MAP](#)

MPDU UNIT TYPE: *Condo Unit (HC Accessible)*
10 Year Control Period

Price: **\$205,650**
Bedroom: **2**
Bath: **2**
Square Footage: **1,122 square feet**
Closing Costs Credit: **\$7,169**
Earnest Money Deposit: **\$1,000**
Condo Fees: **\$225 per month***

*Condo fees includes water & sewer, snow removal, tot lots, swim pool, assigned parking, tennis courts, management, and exterior building and grounds maintenance.

Anticipated taxes for new owner (per County) \$201.50 monthly

INTERIOR:

Floor Layout: Foyer Entry, Living/Dining, Kitchen, Two Bedrooms, Two Full Baths, and Laundry Room.

- ☐ Large Walk-in Closet in Master Bedroom
- ☐ Laminated Wood Floor in kitchen, Hall and Laundry
- ☐ New Carpeting in Living/Dining and Bedrooms
- ☐ New Central AC and Heating System
- ☐ Pre-wired Cable TV and Phone System

AMENITIES:

- ☐ Galley Kitchen with pass thru to Living Room
- ☐ Self Cleaning Electric Range
- ☐ Range Hood
- ☐ Double Bowl Stainless Steel Sink

EXTERIOR:

- ☐ Professionally Managed and Maintained
- ☐ Assigned Parking Space and Ample Guest Parking

OPEN HOUSE:

**SUN. 11/02/08 from 2:00 to 4:00pm and
MON. 11/03/08 from 4:00 to 7:00pm**

**Be sure to bring your MPDU certificate, and HCI
class Certificate and Lender Letter**



Exterior View



Open Interior



**Jackie Simon, GRI, Broker
Jackie Simon Homes, LLC**

20424 Aspenwood Lane, Montgomery Village, MD 20886, 301-873-3115